

115.0

0002

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

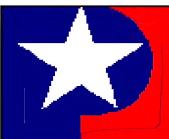
777,900 / 777,900

USE VALUE:

777,900 / 777,900

ASSESSED:

777,900 / 777,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KATZMAN ELIZABETH J & JOSHUA W

Owner 2:

Owner 3:

Street 1: 39 BRAND ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KAYE DAVID H & GERALDINE C -

Owner 2: -

Street 1: 39 BRAND ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1984, having primarily Clapboard Exterior and 2343 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5074		Sq. Ft.	Site		0	70.	1.13	5									400,554						400,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5074.000	376,600	700	400,600	777,900		73823
							GIS Ref
							GIS Ref
							Insp Date
							09/07/18

1 of 1
CARD
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:777,900 / 777,900
777,900 / 777,900
777,900 / 777,900

Entered Lot Size	18939!
Date	PRINT
12/23/2021	Date
12/10/2020	Time
12/18/2019	12/30/21
1/3/2019	08:11:34
12/20/2017	LAST REV
1/3/2017	Date
1/4/2016	Time
12/11/2014	09/26/18
apro	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type:	05 - Garrison	Full Bath:	1	Rating:	Average	643-6436. PDAS.														
Sty Ht:	2 - 2 Story	A Bath:		Rating:																
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Very Good													
Foundation:	1 - Concrete	A 3QBth:		Rating:																
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Average															
Prime Wall:	2 - Clapboard	A HBth:		Rating:																
Sec Wall:		OthrFix:		Rating:																
Roof Struct:	1 - Gable																			
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average															
Color:	BROWN	A Kits:		Rating:																
View / Desir:		Fpl:	1	Rating:	Average															
GENERAL INFORMATION				WSFlue:		Rating:														
Grade:	C - Average	CONDOS INFORMATION																		
Year Blt:	1984	Eff Yr Blt:		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdic:		Fact:	.	Floor:																
Const Mod:		% Own:		Name:																
Lump Sum Adj:		DEPRECIATION																		
INTERIOR INFORMATION				Phys Cond:	AG - Avg-Good	18.	%	Exterior:	No Unit	RMS	BRS	FL								
				Functional:			%	Interior:	1	6	3									
				Economic:			%	Additions:												
				Special:			%	Kitchen:												
				Override:			%	Baths:												
				Total:	18.2	%	Plumbing:													
							Electric:													
							Heating:													
							General:	1	6	3										
CALC SUMMARY				COMPARABLE SALES												SUB AREA				
				Basic \$ / SQ:	140.00	Rate	Parcel ID	Typ	Date	Sale Price							SUB AREA DETAIL			
				Size Adj.:	1.27388585															
				Const Adj.:	0.99297005															
				Adj \$ / SQ:	177.090															
				Other Features:	93000															
				Grade Factor:	1.00															
				NBHD Inf:	1.00000000															
				NBHD Mod:																
				LUC Factor:	1.00															
				Adj Total:	460429															
				Depreciation:	83798															
				Depreciated Total:	376631															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val									IMAGE			
				Juris. Factor:				Before Depr:	177.09								AssessPro Patriot Properties, Inc			
				Special Features:	0			Val/Su Net:	135.86											
				Final Total:	376600			Val/Su SzAd	223.77											
SPEC FEATURES/YARD ITEMS				Serial #		Year:		Color:												
				PARCEL ID 115.0-0002-0011.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
19	Patio	D	Y	1	10X20	A	AV	2000	4.13	T	15.2	101			700		700			

